



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 3, 2004

REPORT NO. HO 04-173

ATTENTION: Hearing Officer

SUBJECT: JONES RESIDENCE VARIANCE
PROJECT NUMBER: 35557

LOCATION: 927 Armada Terrace

APPLICANTS: Kent Prater, Architect

SUMMARY

Requested Action - Should the Hearing Officer approve a Variance to relocate the location of an existing driveway with reduced width, and to allow for a deviation from the visibility triangle requirements at a single-family residential site?

Staff Recommendation - APPROVE Variance No. 100834.

Community Planning Group Recommendation – A recommendation from the Peninsula Community Planning Group has not been received to date.

Environmental Review – The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Infill Development.

BACKGROUND

The 0.126-acre site is located at 927 Armada Terrace in the RS-1-7 Zone (single family residence), Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, and the Coastal Parking Impact Overlay Zone within the La Playa neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan (LCP) (**Attachment 1**). The site is designated within the Peninsula Community Plan for single-family residential land use (**Attachment 2**).

The property is located at the west side of Talbot Street, south of Armada Terrace and is surrounded by existing single-family homes, many of which have driveway don't meet the current 12 feet width standard.

The project is exempt from a Coastal Development Permit, but requires two variances. The variances being requested are: 1) driveway width, providing 9 feet where 12 feet is required; and 2) visibility triangle requirements, providing nearly 7 feet where 10 feet is required.

DISCUSSION

The existing structure is previously provides one off-street parking space within an attached garage where current code requires two spaces. The proposal involves partial demolition of the existing garage (the remaining portion to be converted to habitable space) to accommodate a new driveway leading to the rear of the property to a new, two car garage. The improvements would require variances from the underlying RS 1-7 requirements for driveway width (providing 9 feet where 12 feet is required), and visibility triangle requirements (providing nearly 7 feet where 10 feet is required). Staff has reviewed the request and has determined that the proposed variance could be supported based on the required findings. The development would improve previously conforming conditions by providing a minimum of two parking spaces (where only 1 is currently provided); adequate driveway and back up distance in excess of 21 feet (where only 1.5 feet is currently provided); increasing the side and front setbacks (where only 1.5 feet front yard and 8 foot side yard is currently provided); and increasing safety by allowing the owner to pull out into the street head-first rather than backing out of a garage directly into the public right-of-way. City Engineer has reviewed the request and does not find that the reduced visibility would result in a public safety issue.

The new, two-car garage would be set back behind the house approximately 82 feet from the front property line, thereby improving the previously conforming conditions. The Peninsula Community Plan and Local Coastal Program Land Use Plan identifies the lack of on-street parking as an issue facing the Peninsula community and recommends measures to increase parking availability. Due to the existing constraints of the site, including the limitations associated with the existing residence, special circumstances can be found that are unique and unusual to this site that would create a hardship in constructing additional off-street parking in an area that could benefit from additional off-street parking.

The variance request has been reviewed in accordance with applicable regulations. The proposed project would be consistent with the existing development within the area. The neighborhood has a mixture of older and newer development. The proposed development would improve previously conforming site conditions including setbacks, visibility triangle areas, driveway and backup distances, and parking. The request is considered minimal, and would not adversely affect the General Plan, or the Peninsula Community Plan.

Staff has reviewed the project and the request for the variances, and has determined the project to be in conformance with the applicable sections of the San Diego Municipal Code regarding the RS-1-7 Zone, as allowed through the Variance process. Staff believes the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Variance No. 100834, with modifications.
2. Deny Variance No. 100834, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laila Iskandar, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Draft Permit and Resolution
7. Ownership Disclosure Statement
8. Project Chronology